

OIL AND GAS MINERAL RIGHTS

3A:260 Warranty deed with reservation of undivided mineral interest

NOTICE OF CONFIDENTIALITY RIGHTS: if you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: Your social security number or your driver's license number.

State of Texas

County of Tarrant County

WARRANTY DEED (WITH RESERVATION OF INDIVIDED MINERAL INTEREST)

I, RONALD BAILEY AND WIFE DARREN BAILEY, OF 4912 MARINEWAY DRIVE 76135, IN THE CITY OF FORT WORTH TEXAS, Tarrant County, STATE OF TEXAS, OF ANY AND ALL DOLLAR AMOUNTS DESCRIBED IN LEASE AGREEMENT DATED 17TH OF SEPTEMBER, 2008 BETWEEN RONALD BAILEY AND WIFE DARREN BAILEY LESSOR, AND CHESAPEAKE EXPLORATION, LLC, WHOSE ADDRESS IS PO BOX 18496, OKLAHOMA CITY, OK 73154, AS LESSEE, THE RECEIPT OF WHICH IS ACKNOWLEDGED, DO GRANT, SELL, AND CONVEY, SUBJECT TO THE RESERVATION OF AN UNDIVIDED MINERAL INTEREST SPECIFICALLY SET FORTH, TO RONALD LYNN BAILEY AND HIS WIFE DARREN LEIGH MERRILL BAILEY, OF 4912 MARINEWAY, IN THE CITY OF FORT WORTH TEXAS, 76135, Tarrant County, STATE OF TEXAS, HEREIN REFERRED TO AS "GRANTEE" WHETHER ONE OR MORE, ALL OF GRANTOR(S) MINERAL INTEREST, INCLUDING BUT NOT LIMITED TO OIL, GAS, CARBON DIOXIDE, AND ALL OTHER MINERALS IN, ON AND UNDER THAT CERTAIN PROPERTY BEING SITUATED IN TEXAS, COUNTY OF Tarrant County, MORE SPECIFICALLY, ALL OF THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE COUNTY OF Tarrant County, STATE OF TEXAS, AS FOLLOWS:

LOT 11, IN BLOCK 6, OF MARINE CREEK MEADOWS, AN ADDITION TO THE CITY OF FORT WORTH, Tarrant County, TEXAS IN ACCORDING TO THE MAP/PLAT THEREOF RECORDED IN CABINET A. SLIDE 4695 OF THE PLAT RECORD OF TARRANT COUNTY, TEXAS.

IT IS EXPRESSLY STIPULATED AND AGREED THAT AN UNDIVIDED 0.16069789 INTEREST OF ALL SUCH OIL, GAS, AND OTHER MINERALS IN, ON, UNDER, AND THAT MAY BE PRODUCED FROM THE ABOVE-DESCRIBED LANDS IS NOT INCLUDED IN THIS CONVEYANCE. SUCH UNDIVIDED 0.16069789 INTEREST OF ALL SUCH OIL, GAS, AND OTHER MINERALS IS HEREBY EXCEPTED AND RESERVED FROM THIS CONVEYANCE, TOGETHER WITH ALL INCIDENTAL RIGHTS TO ENTER ONTO AND DEPART FROM THE PROPERTY FOR THE PURPOSE OF FINDING, SAVING, TREATING, STORING, AND REMOVING ANY AND ALL MINERALS.

TO HAVE AND TO HOLD THE ABOVE-DESCRIBED PREMISES, TOGETHER WITH ALL THE RIGHTS AND APPURTENANCES BELONGING TO RONALD LYNN BAILEY AND HIS WIFE DARREN LEIGH MERRILL BAILEY AND HER HEIRS AND ASSIGNS FOREVER; AND I DO BIND MYSELF, MY HEIRS, EXECUTORS, AND ADMINISTRATORS TO WARRANT AND FOREVER DEFEND THE PREMISES TO DARRYN LEIGH MERRILL BAILEY AND HIS/HER HEIRS AND ASSIGNS, AGAINST EVERY PERSON LAWFULLY CLAIMING OR TO CLAIM THE PREMISES, OR ANY PART THEREOF.

.....y.

Grantor(s) do further convey to the Grantee(s) any and all income, benefits, rights and privileges that will hereafter be due to the owner of said mineral rights, including but not limited to, all lease bonus, delay rentals and royalties. Grantor(s) do further convey to the Grantee(s) all such rights and benefits as may be necessary or convenient to the Grantee(s) in the exploration, development, storage, transportation and production of said mineral rights, including, but not limited to, the right to enter into all leases, options, deeds, assignments and other contracts covering said property, to drill wells, lay pipelines, erect derricks, build roads, install tanks, separators, heaters and refineries, and to pool and unitize interests.

The aforesaid property does not constitute part of Grantors' homesteads.

This conveyance covers 0.16069789 net mineral acres.

WITNESS OUR SIGNATURES on this the _____ day of _____, 20____.



Grantor **RONALD BAILEY**



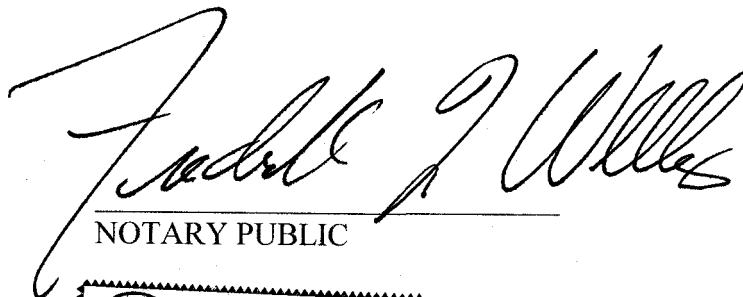
Grantor **DARRYN BAILEY**

STATE OF TEXAS

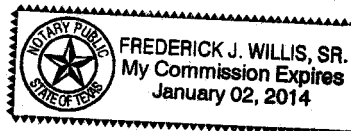
COUNTY OF TARRANT

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said County and State, by **DARRYN BAILEY**, who acknowledged to me that he/she signed and delivered the above and foregoing instrument on the day and in the year therein shown.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 1 day of Nov., 2010


NOTARY PUBLIC

MY COMMISSION EXPIRES:



AFTER RECORDING MAIL TO:

Darryn Bailey
4912 Marineway
Fort Worth, Texas
76135

STATE OF Texas

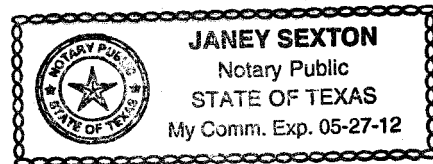
COUNTY OF Dallas

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said County and State, by **RONALD BAILEY**, who acknowledged to me that he/she signed and delivered the above and foregoing instrument on the day and in the year therein shown.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 5th day of November, 2010

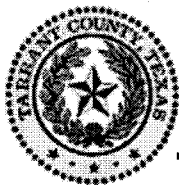

MY COMMISSION EXPIRES:


NOTARY PUBLIC



SUZANNE HENDERSON

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

DARRYN BAILEY
4912 MARINEWAY
FT WORTH, TX 76135

Submitter: DARRYN BAILEY

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 11/10/2010 11:52
AM

Instrument #: D210279473

LSE 5 PGS \$28.00

By: _____

A handwritten signature in cursive script, appearing to read "Suzanne Henderson", is written over a horizontal line.

D210279473

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: CAMADDOCK